

Exhibit 10

Case Summary:

Case Id:	30-2011-00478223-CL-UD-CJC
Case Title:	FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS VS. DEIM TRANG NGUYEN
Case Type:	UNLAWFUL DETAINER - RESIDENTIAL
Filing Date:	05/25/2011
Category:	CIVIL - LIMITED

Register Of Actions:

ROA	Docket	Filing Date	Filing Party	Document	Select
1	COMPLAINT FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 05/25/2011	05/25/2011		2 pages	<input type="checkbox"/>
2	SUMMONS ISSUED AND FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 05/25/2011	05/25/2011		13 pages	<input type="checkbox"/>
3	CIVIL CASE COVER SHEET FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 05/25/2011	05/25/2011		1 pages	<input type="checkbox"/>
4	CASE INITIATION FORM(S) HAVE BEEN GENERATED.	05/25/2011		<i>NV</i>	
5	NOTICE THAT YOU HAVE BEEN SUED OC GENERATED	05/25/2011		2 pages	<input type="checkbox"/>
6	PAYMENT RECEIVED BY FOR 171 - COMPLAINT OR OTHER 1ST PAPER <=\$10K (UNLAWFUL DETAINER) IN THE AMOUNT OF 240.00, TRANSACTION NUMBER 10913855 AND RECEIPT NUMBER 10737747.	05/25/2011		1 pages	<input type="checkbox"/>
7	PAYMENT RECEIVED BY FOR 37 - REQUESTS NOT REQUIRING A HEARING: CONTINUANCE OF HEARING OR CASE MANAGEMENT CONFERENCE; STIPULATION AND ORDER; SERVICE BY POSTING OR PUBLICATION IN THE AMOUNT OF 20.00, TRANSACTION NUMBER 10928183 AND RECEIPT NUMBER 10752075.	06/13/2011		1 pages	<input type="checkbox"/>
8	APPLICATION - OTHER (FOR ORDER AUTHORIZING SERVICE OF SUMMONS, COMPLAINT AND PREJUDGMENT CLAIM OF RIGHT TO POSSESSION BY POSTING AND MAILING) FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 06/10/2011	06/10/2011		4 pages	<input type="checkbox"/>
9	ORDER - OTHER (ON APPLICATION FOR SERVICE OF SUMMONS, COMPLAINT AND PREJUDGMENT CLAIM OF RIGHT TO POSSESSION BY POSTING AND MAILING) FILED BY FEDERAL NATIONAL	06/13/2011		2 pages	<input type="checkbox"/>

ROA	Docket	Filing Date	Filing Party	Document	Select
	MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 06/13/2011				
10	REQUEST TO WAIVE COURT FEES FILED BY NGUYEN, DIEM TRANG ON 06/22/2011	06/22/2011		NA	
11	ORDER ON COURT FEE WAIVER (SUPERIOR COURT) FILED BY NGUYEN, DIEM TRANG ON 06/24/2011	06/23/2011		2 pages	<input type="checkbox"/>
12	NGUYEN, DIEM TRANG APPLICATION FOR WAIVER GRANTED IN WHOLE ON 06/23/2011.	06/23/2011		NV	
13	ORDER TO SHOW CAUSE RE: DISMISSAL SCHEDULED FOR 07/29/2011 AT 08:30:00 AM IN C04 AT CENTRAL JUSTICE CENTER.	06/27/2011		2 pages	<input type="checkbox"/>
14	EX PARTE APPLICATION - OTHER (STAY OF THE COMPLAINT FOR UNLAWFUL DETAINER FOLLOWING FORECLOSURE SALE) FILED BY NGUYEN, DIEM TRANG ON 06/27/2011	06/27/2011		204 pages	<input type="checkbox"/>
15	PROOF OF SERVICE FILED BY NGUYEN, DIEM TRANG ON 06/27/2011	06/27/2011		1 pages	<input type="checkbox"/>
16	EX PARTE SCHEDULED FOR 06/27/2011 AT 01:30:00 PM IN C04 AT CENTRAL JUSTICE CENTER.	06/27/2011		NV	
17	ORDER TO SHOW CAUSE RE: DISMISSAL SCHEDULED FOR 07/30/2011 AT 08:30:00 AM IN C04 AT CENTRAL JUSTICE CENTER.	06/27/2011		NV	
18	ORDER TO SHOW CAUSE RE: DISMISSAL SCHEDULED FOR 07/29/2011 AT 08:30:00 AM IN C04 AT CENTRAL JUSTICE CENTER.	06/27/2011		NV	
19	EX PARTE SCHEDULED FOR 06/30/2011 AT 01:30:00 PM IN C04 AT CENTRAL JUSTICE CENTER.	06/27/2011		NV	
20	MINUTES FINALIZED FOR EX PARTE 06/30/2011 01:30:00 PM.	06/30/2011		1 pages	<input type="checkbox"/>
21	ANSWER TO COMPLAINT FILED BY NGUYEN, DIEM TRANG ON 07/05/2011	07/05/2011		58 pages	<input type="checkbox"/>
22	STIPULATION TO APPOINT COMMISSIONER TO ACT AS JUDGE PRO TEM FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 06/30/2011	06/30/2011		1 pages	<input type="checkbox"/>
23	NOTICE OF RULING FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 07/06/2011	07/06/2011		4 pages	<input type="checkbox"/>
24	NOTICE OF HEARING (RE: EX-PARTE - DENIED) FILED BY NGUYEN, DIEM TRANG ON 07/08/2011	07/08/2011		3 pages	<input type="checkbox"/>
25	NOTICE OF CHANGE OF ADDRESS AND/OR TELEPHONE FILED BY NGUYEN, DIEM TRANG ON 07/19/2011	07/19/2011		2 pages	<input type="checkbox"/>
26		07/20/2011		40 pages	<input type="checkbox"/>

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	MOTION - OTHER (TO RECLASSIFY THE COMPLAINT) FILED BY NGUYEN, DIEM TRANG ON 07/20/2011				
27	EX PARTE SCHEDULED FOR 07/25/2011 AT 01:30:00 PM IN C04 AT CENTRAL JUSTICE CENTER.	07/20/2011		<i>NV</i>	
28	REQUEST TO ENTER DEFAULT FOR UNNAMED TENANTS FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 07/21/2011	07/21/2011		3 pages	<input type="checkbox"/>
29	REQUEST/COUNTER-REQUEST TO SET CASE FOR TRIAL - UNLAWFUL DETAINER FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 07/21/2011	07/21/2011		2 pages	<input type="checkbox"/>
30	COURT TRIAL SCHEDULED FOR 08/04/2011 AT 08:30:00 AM IN C04 AT CENTRAL JUSTICE CENTER.	07/22/2011		2 pages	<input type="checkbox"/>
31	PROOF OF SERVICE (NOTICE OF EXPARTE MOTION AND EX PARTE MOTION TO RECLASSIFY THE COMPLAINT) FILED BY NGUYEN, DIEM TRANG ON 07/22/2011	07/22/2011		3 pages	<input type="checkbox"/>
32	PROOF OF SERVICE FILED BY NGUYEN, DIEM TRANG ON 07/22/2011	07/22/2011		3 pages	<input type="checkbox"/>
33	OPPOSITION (PLAINTIFF'S OPPOSITION TO DEFENDANT'S EX PARTE MOTION TO RECLASIFY THE UNLAWFUL DETAINER TO AN UNLIMITED JURISDICTION) FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 07/22/2011	07/22/2011		6 pages	<input type="checkbox"/>
34	RESPONSE (TO OPPOSITION TO EX PARTE MOTION) FILED BY NGUYEN, DIEM TRANG ON 07/25/2011	07/25/2011		21 pages	<input type="checkbox"/>
35	DECLARATION - OTHER (OF DIEM TRANG NGUYEN IN SUPPORT OF HER RESPONSE TO OPPOSITION TO EX PARTE MOTION) FILED BY NGUYEN, DIEM TRANG ON 07/25/2011	07/25/2011		13 pages	<input type="checkbox"/>
36	MINUTES FINALIZED FOR EX PARTE 07/25/2011 01:30:00 PM.	07/25/2011		1 pages	<input type="checkbox"/>
37	NOTICE OF APPEAL FILED	07/26/2011		9 pages	<input type="checkbox"/>
38	NOTICE - OTHER (OF FILING NOTICE OF APPEAL) FILED BY THE SUPERIOR COURT OF ORANGE ON 07/27/2011	07/27/2011		1 pages	<input type="checkbox"/>
39	PROOF OF SERVICE BY MAIL FILED BY NGUYEN, DIEM TRANG ON 07/27/2011	07/27/2011		3 pages	<input type="checkbox"/>
40	NOTICE OF ASSIGNMENT OF CASE NUMBER APPELLATE CASE NUMBER 30-2011-00494540	07/27/2011		1 pages	<input type="checkbox"/>
42	STIPULATION TO APPOINT COMMISSIONER TO ACT AS JUDGE PRO TEM FILED BY FEDERAL NATIONAL	07/25/2011		1 pages	<input type="checkbox"/>

ROA	Docket	Filing Date	Filing Party	Document	Select
	MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 07/25/2011				
43	OBJECTION (TO PLAINTIFF'S CLAIM OF RIGHTS TO POSSESSION) FILED BY NGUYEN, DIEM TRANG ON 07/28/2011	07/28/2011		20 pages	<input type="checkbox"/>
44	PROOF OF SERVICE BY MAIL FILED BY NGUYEN, DIEM TRANG ON 07/29/2011	07/29/2011		4 pages	<input type="checkbox"/>
45	DESIGNATION OF RECORD ON APPEAL FILED BY NGUYEN, DIEM TRANG ON 08/02/2011	08/02/2011		17 pages	<input type="checkbox"/>
46	PROPOSED STATEMENT ON APPEAL FILED BY NGUYEN, DIEM TRANG ON 08/02/2011	08/02/2011		8 pages	<input type="checkbox"/>
47	COURT TRIAL SCHEDULED FOR 08/04/2011 AT 02:15:00 PM IN C55 AT CENTRAL JUSTICE CENTER.	08/04/2011		NV	
48	THE MATTER IS REASSIGNED FROM DEPARTMENT C4 TO DEPARTMENT C55.	08/04/2011		NV	
49	THE COURT TRIAL IS SCHEDULED FOR 08/04/2011 AT 02:15 PM IN DEPARTMENT C55.	08/04/2011		NV	
50	MINUTES FINALIZED FOR COURT TRIAL 08/04/2011 08:30:00 AM.	08/04/2011		1 pages	<input type="checkbox"/>
51	POSSESSION OF THE FOLLOWING PROPERTY: 4004 WEST 5TH STREET #201, SANTA ANA, CA 92703 IS AWARDED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND/OR SUCCESSORS.	08/04/2011		NV	
52	MINUTES FINALIZED FOR COURT TRIAL 08/04/2011 02:15:00 PM.	08/05/2011		2 pages	<input type="checkbox"/>
53	PROOF OF SERVICE OF SUMMONS & COMPLAINT - UNNAMED OCCUPANTS FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 08/04/2011	08/04/2011		4 pages	<input type="checkbox"/>
54	PEREMPTORY CHALLENGE PURSUANT TO 170.6 CCP FILED BY NGUYEN, DIEM TRANG ON 08/04/2011	08/04/2011		1 pages	<input type="checkbox"/>
55	JUDGMENT - UNLAWFUL DETAINER FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 08/16/2011	08/16/2011		2 pages	<input type="checkbox"/>
56	COMPLAINT DISPOSED WITH DISPOSITION OF COURT FINDING.	08/16/2011		NV	
57	CASE DISPOSED WITH DISPOSITION OF COURT FINDING	08/16/2011		NV	
58	APPLICATION FOR WRIT OF POSSESSION FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 08/16/2011	08/16/2011		1 pages	<input type="checkbox"/>
59	WRIT ISSUED.	08/17/2011		NV	
60		08/17/2011		1 pages	<input type="checkbox"/>

ROA	Docket	Filing Date	Filing Party	Document	Select
	PAYMENT RECEIVED BY FOR 141 - WRIT IN THE AMOUNT OF 25.00, TRANSACTION NUMBER 10974373 AND RECEIPT NUMBER 10798265.				
61	ORDER - OTHER (CONCERNING APPELLANT'S PROPOSED STATEMENT ON APPEAL) FILED BY THE SUPERIOR COURT OF ORANGE ON 08/16/2011	08/16/2011		1 pages	<input type="checkbox"/>
62	CLERK'S CERTIFICATE OF SERVICE BY MAIL	08/17/2011		1 pages	<input type="checkbox"/>
63	NOTICE - OTHER (RE: FEE FOR PREPARATION OF CLERK'S TRANSCRIPT) FILED BY THE SUPERIOR COURT OF ORANGE ON 08/25/2011	08/25/2011		1 pages	<input type="checkbox"/>
64	NOTICE - OTHER (RE: FEE FOR PREPARATION OF CLERK'S TRANSCRIPT) FILED BY THE SUPERIOR COURT OF ORANGE ON 08/29/2011	08/29/2011		1 pages	<input type="checkbox"/>
65	NOTICE OF APPEAL FILED	08/29/2011		3 pages	<input type="checkbox"/>
66	NOTICE - OTHER (OF FILING NOTICE OF APPEAL) FILED BY THE SUPERIOR COURT OF ORANGE ON 08/29/2011	08/29/2011		1 pages	<input type="checkbox"/>
67	NOTICE OF ASSIGNMENT OF CASE NUMBER (APPELLATE CASE NUMBER 30-2011-00503545)	08/29/2011		1 pages	<input type="checkbox"/>
68	RECEIPT FOR RECORDS	08/30/2011		1 pages	<input type="checkbox"/>
69	REQUEST TO WAIVE COURT FEES FILED BY NGUYEN, DIEM TRANG ON 08/30/2011	08/30/2011		NA	
70	NGUYEN, DIEM TRANG APPLICATION FOR WAIVER GRANTED IN WHOLE ON 08/30/2011.	08/30/2011		4 pages	<input type="checkbox"/>
71	PROOF OF SERVICE BY MAIL (OF NOTICE OF APPEAL) FILED BY NGUYEN, DIEM TRANG ON 08/30/2011	08/30/2011		2 pages	<input type="checkbox"/>
72	DESIGNATION OF RECORD ON APPEAL FILED BY NGUYEN, DIEM TRANG ON 09/06/2011	09/06/2011		30 pages	<input type="checkbox"/>
73	PAYMENT RECEIVED BY FOR 24 - TRANSCRIPT ON APPEAL IN THE AMOUNT OF 186.50, TRANSACTION NUMBER 10987245 AND RECEIPT NUMBER 10811137.	09/07/2011		1 pages	<input type="checkbox"/>
74	PROPOSED STATEMENT ON APPEAL FILED BY NGUYEN, DIEM TRANG ON 09/21/2011	09/21/2011		31 pages	<input type="checkbox"/>
75	WRIT OF POSSESSION RETURNED - WHOLLY SATISFIED FILED BY FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS ASSIGNEES AND SUCCESSORS ON 10/05/2011	10/05/2011		3 pages	<input type="checkbox"/>
76	WRIT UPDATED ON 08/17/2011.	10/18/2011		NV	
77	ORDER - OTHER (CONCERNING APPELLANT'S PROPOSED STATEMENT ON APPEAL) FILED BY THE SUPERIOR COURT OF ORANGE ON 10/21/2011	10/21/2011		1 pages	<input type="checkbox"/>
78	CLERK'S CERTIFICATE OF SERVICE BY MAIL	10/25/2011		1 pages	<input type="checkbox"/>
79		10/25/2011		2 pages	<input type="checkbox"/>

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	NOTICE - OTHER (RE: FEE FOR PREPARATION OF CLERK'S TRANSCRIPT) FILED BY THE SUPERIOR COURT OF ORANGE ON 10/25/2011				
80	RECEIPT FOR RECORDS - APPELLATE DIVISION - NOTICE OF FILING OF JUDGMENT/ORDER	11/02/2011		5 pages	<input type="checkbox"/>
81	RECEIPT FOR RECORDS	11/07/2011		1 pages	<input type="checkbox"/>
82	PAYMENT RECEIVED BY FOR 24 - TRANSCRIPT ON APPEAL IN THE AMOUNT OF 204.00, TRANSACTION NUMBER 11027579 AND RECEIPT NUMBER 10851471.	11/10/2011		1 pages	<input type="checkbox"/>
83	RECEIPT FOR RECORDS - APPELLATE DIVISION - JUDGMENT ON APPEAL	04/30/2012		7 pages	<input type="checkbox"/>
84	RECEIPT FOR RECORDS - APPELLATE DIVISION - REMITTITUR	06/27/2012		8 pages	<input type="checkbox"/>

Participants:

Name	Type	Assoc	Start Date	End Date
MCCARTHY & HOLTHUS	ATTORNEY		05/25/2011	
FEDERAL NATIONAL MORTGAGE ASSOCIATION,	PLAINTIFF		05/25/2011	
DIEM TRANG NGUYEN	DEFENDANT		05/25/2011	

Hearings:

Description	Date	Time	Department	Judge
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Print this page